

#### City of South Pasadena Planning and Community Development Department

## Memo

**Date:** October 12, 2021

**To:** Chair and Members of the Planning Commission

**From:** Angelica Frausto-Lupo, Community Development Director

**Prepared** Malinda Lim, Associate Planner

By:

**Re:** October 12, 2021 Planning Commission Meeting Item No. 2 – Additional

Document No. 1 – Neighbor Support List and Revisions to Conditions of

Approval 89 Monterey Road (Project No. 2197-HDP/DRX/VAR)

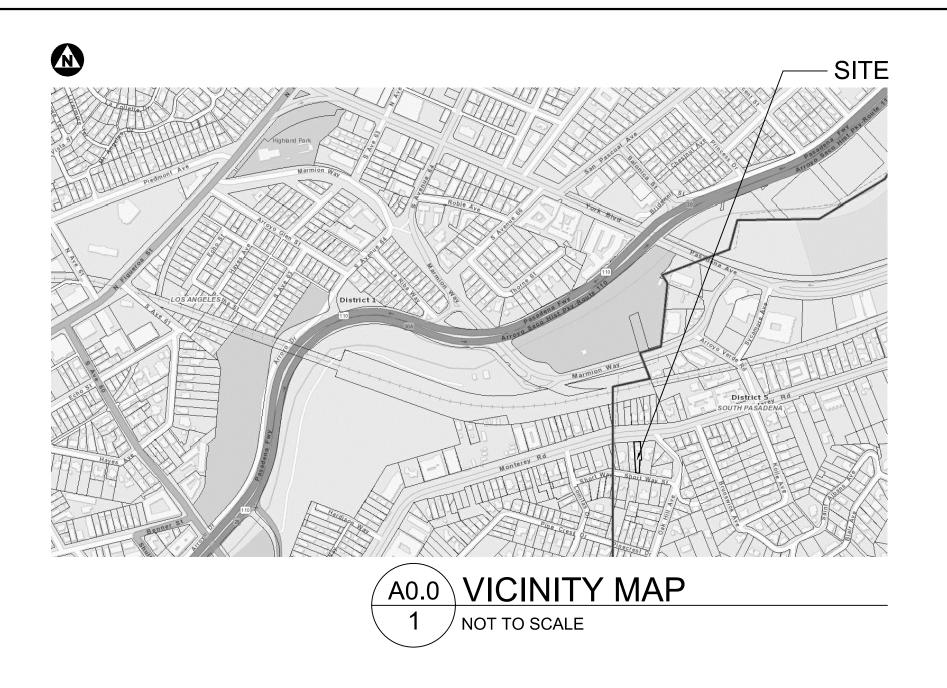
After posting of the staff report, the applicant has provided updated plans with a reduction of the floor area from 2,314.6 to 2,308.6 square feet and an updated rendering from Monterey Road showing the existing concrete block walls. The walls will remain and be repaired. Both are provided as **Attachment 1** and **Attachment 2** respectively.

#### **Attachments:**

- 1. Updated Development Plans
- 2. Updated Rendering

### **ATTACHMENT 1**

**Updated Development Plans** 



#### AREA/ CALCULATIONS/ ETC:

FLOOR AREA RATIO (FAR): 35% (2,314.90 SQ FT) MAX.

FAR EXCEPTION: 500 SQ FT FOR GARAGE, 400 SQ FT FOR CARPORT

 1ST FLOOR:
 1,449.1 SQ FT

 2ND FLOOR:
 859.5 SQ FT

 TOTAL AREA:
 2,308.6 SQ FT

(N) GARAGE 434 SQ FT (500 SQ FT EXEMPT)

(E) STORAGE 158.6 SQ FT

LOT AREA (GROSS): 6,596 SQ FT PER SURVEY

EASEMENT AREA: 128 SQ FT

LOT ARE AREA (NET): 6,724 SQ FT (INCLUDING EASEMENT)

LOT COVERAGE: 2,487.96 SQ FT (37.6% < 50% MAX)

STRUCTURES: 2,254.4 SQ FT 30" ABOVE GRADE: 233.56 SQ FT TOTAL LOT COVERAGE: 2,487.96 SQ FT

 BALCONIES:
 579.93 SQ FT

 DECKS:
 846.76 SQ FT

 TOTAL:
 1,426.93 SQ FT

NATURAL SLOPE AND VEGETATION 44% (SEE A1.3/2)

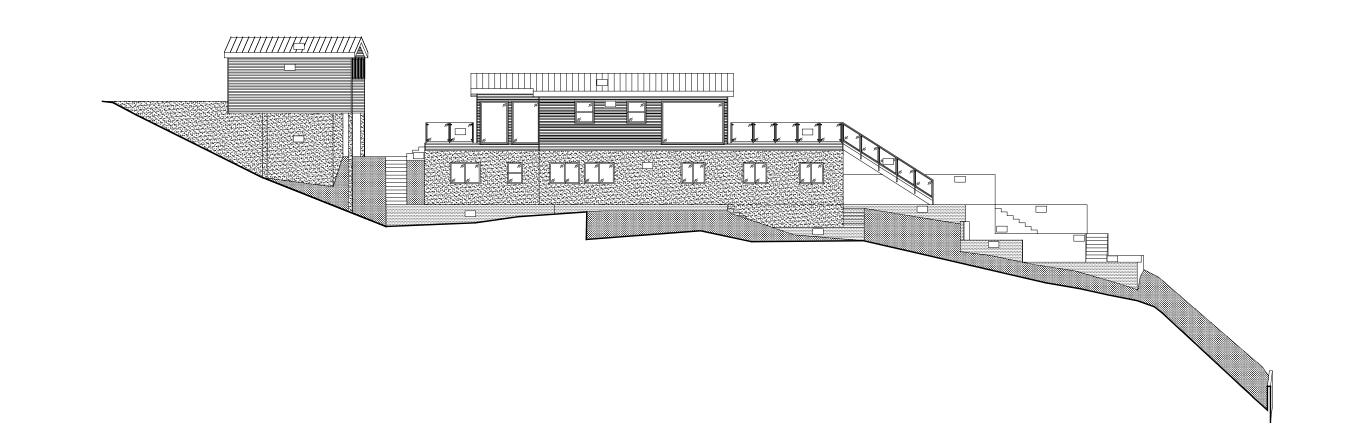
PARKING SPACES REQ'D:

PARKING SPACES PROVIDED: 3 (2 COVERED/ 1 UNCOVERED)

PROP. MAX. BLDG HEIGHT:  $25'-7\frac{1}{2}$ " SFR, 30'-2" GARAGE

SLOPE: SEE SLOPE ANALYSIS

#### **SEE A1.3 FOR CALCULATIONS AND DIAGRAMS**



## monterey

PROJECT INFO

WORK DESCRIPTION: (N) 2,308.6 SQ FT SINGLE FAMILY RESIDENCE ALTERATION OF (E) CARPORT INTO (N) 434 SQ FT GARAGE

(E) STORAGE ROOM BELOW TO REMAIN

OWNER:
DOUG WHITNEY
89 MONTEREY RD

SOUTH PASADENA, CA 91030

ADDRESS: 89 MONTEREY RD SOUTH PASADENA, CA 91030

APN: 5312-031-027

ZONING: RS

LEGAL DESCRIPTION:

TR=OAK HILL PARK TRACT\*LOT COM AT NE COR OF LOT 6 BLK 5 TH W ON S LINE OF MONTEREY RD 40 FT TH S ON W LINES OF SD LOT AND LOT 22 TO N LINE OF SHORT WAY TH SEE ASSESSOR MAP BOOK FOR MISSING PORTION LOT 22 BLK 5

	SHEET INDEX	
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	<del></del>
A0.0	COVER
A1.0	SITE PLANS/ SURVEY
A1.1	FLOOR PLANS - RESIDENCE
A1.2	FLOOR PLAN - GARAGE
A1.3	AREA CALCULATIONS
A1.4	ROOF PLAN
A1.5	LANDSCAPE PLAN

A2.1 ELEVATIONS

**ELEVATIONS** 

A2.0

A3.2

A2.2 SITE SECTIONS

A3.0 DOOR/ LIGHTING FIXTURE SCHEDULE

A3.1 WINDOW SCHEDULE

DETAILS

A3.3 CUT SHEETS

## project: monterey

address: 89 monterey road south pasadena, ca 91030

owner:
doug whitney
89 monterey rd
south pasadena, ca 91030

m. stephan grohne
996 ½ w kensington rd
los angeles, ca 90026

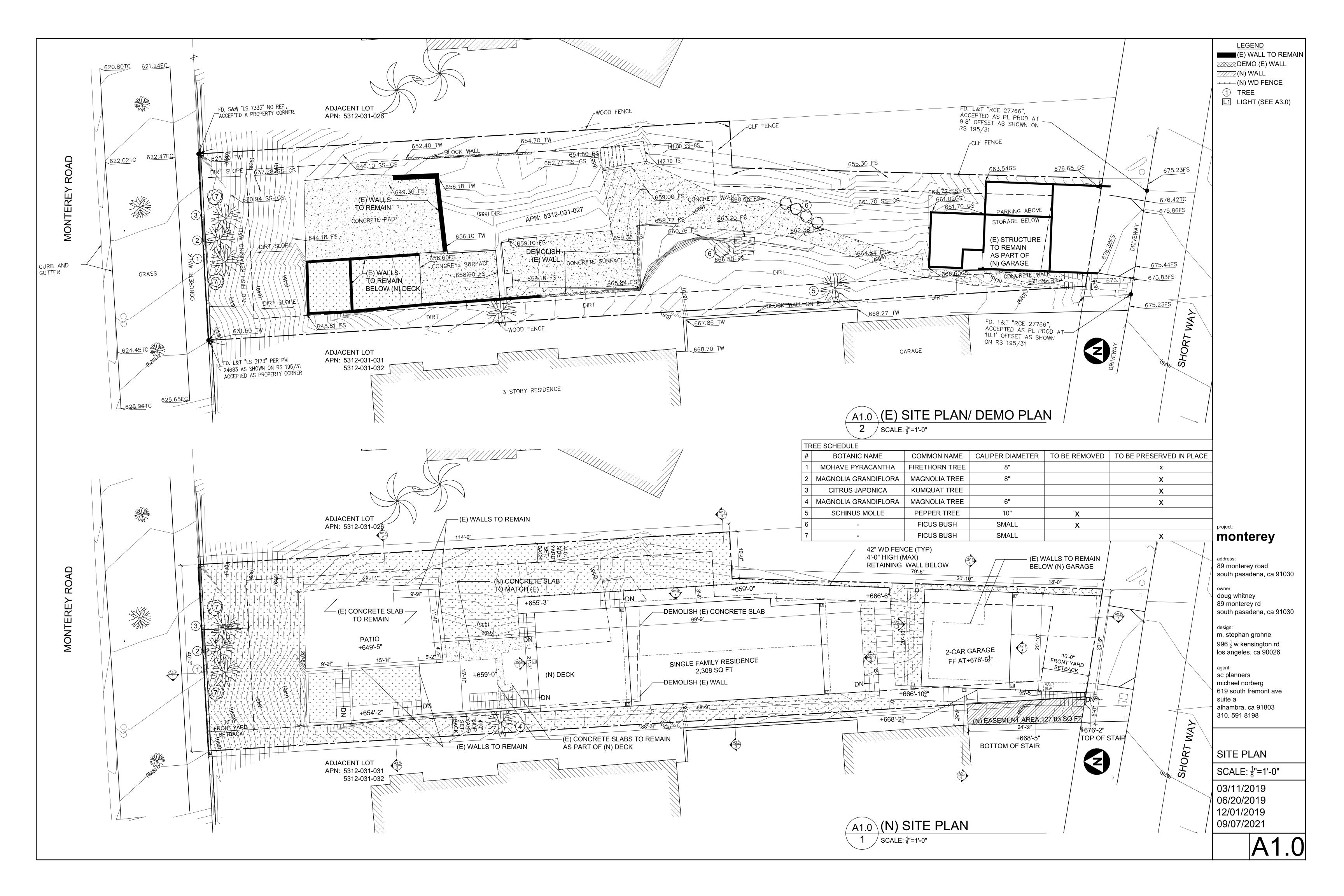
agent:
sc planners
michael norberg
619 south fremont ave
suite a
alhambra, ca 91803
310. 591 8198

COVER

SCALE: AS NOTED

03/11/2019 06/20/2019 12/01/2019

A0.0

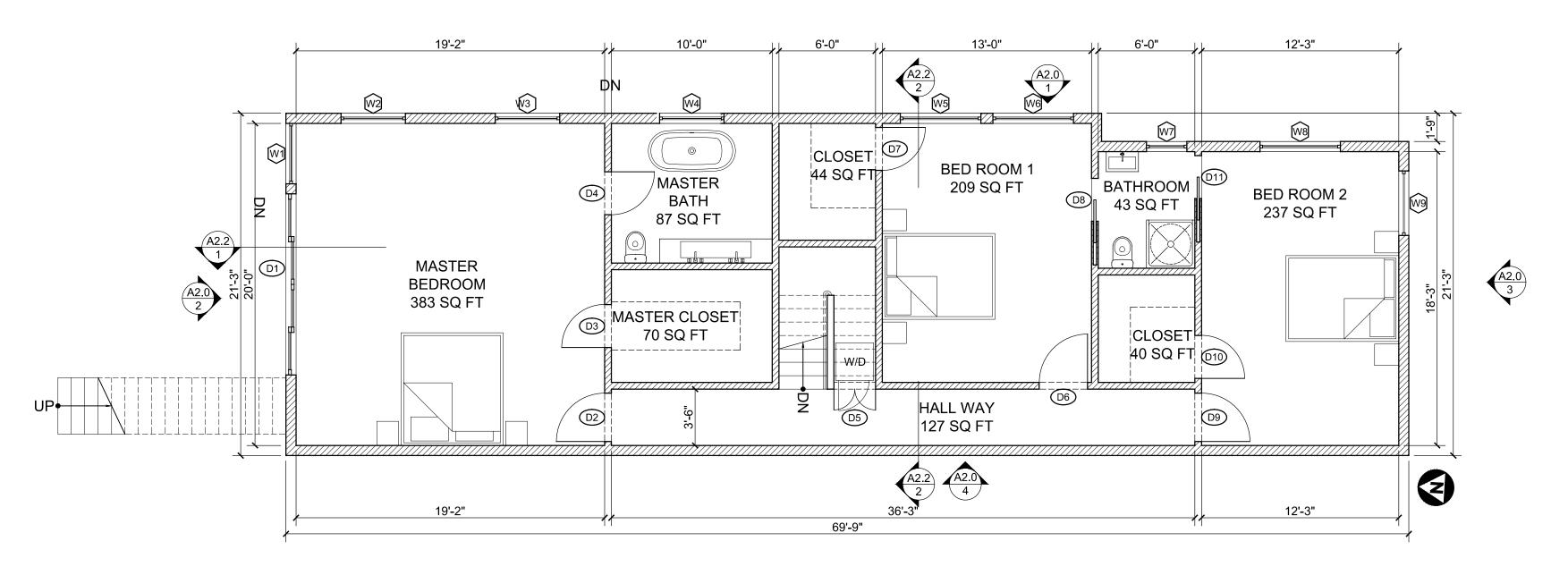


LEGEND

(E) WALL TO REMAIN

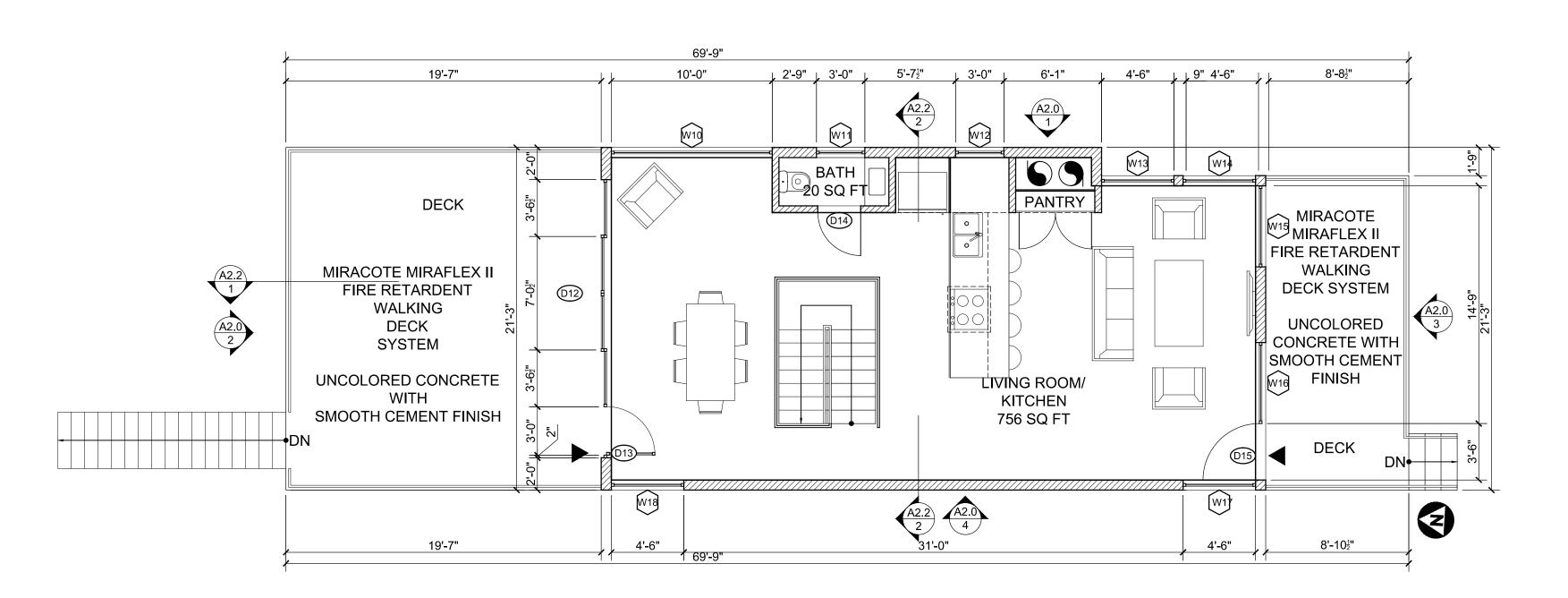
EXECUTE: DEMO (E) WALL

EXECUTE: (N) WALL



A1.1 FLOOR PLAN - 1ST FLOOR

SCALE: \frac{1}{4}"=1'-0"





## monterey

address: 89 monterey road south pasadena, ca 91030

owner:
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996 ½ w kensington rd
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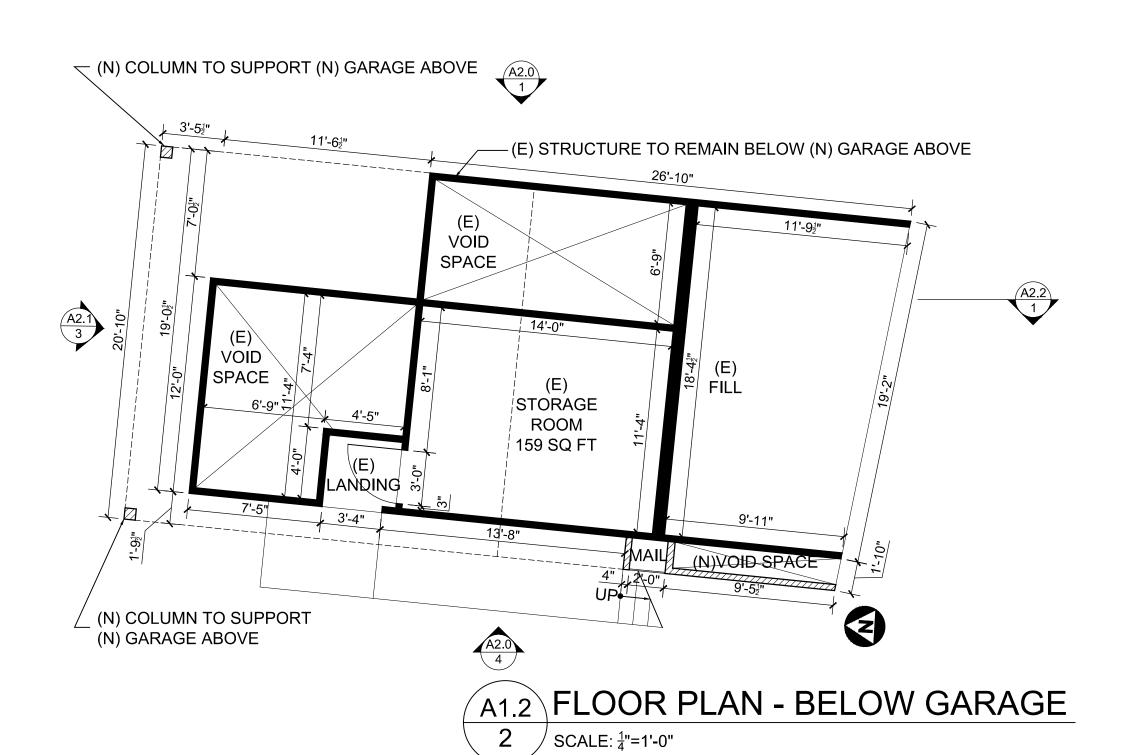
FLOOR PLANS -RESIDENCE

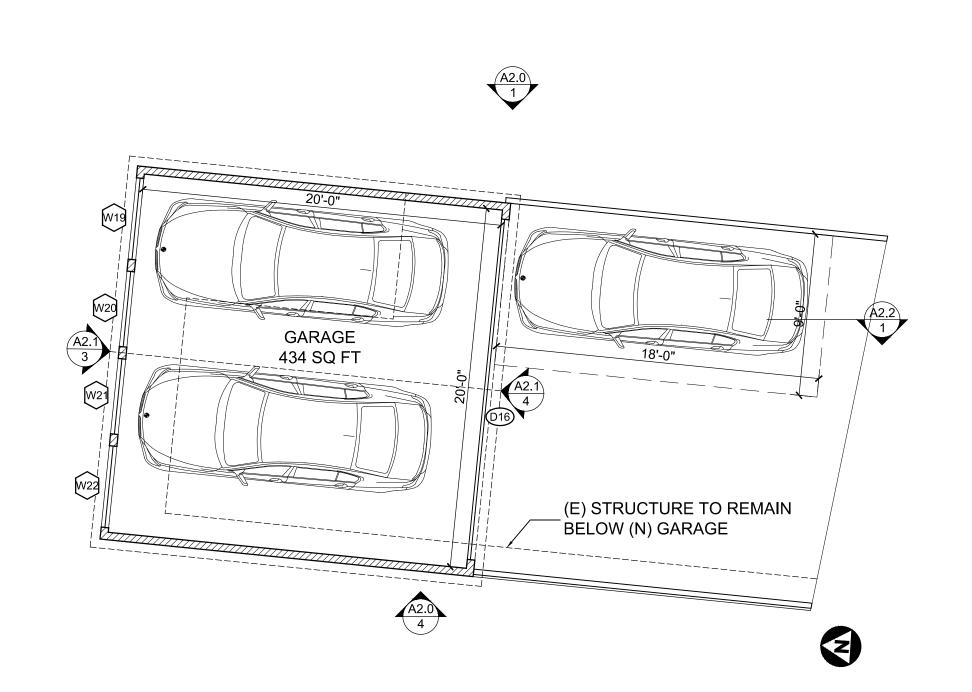
SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0"

03/11/2019 06/20/2019 12/01/2019 05/11/2021

A1.1

<u>LEGEND</u> (E) WALL TO REMAIN XXXX DEMO (E) WALL /////(N) WALL





A1.2 FLOOR PLAN - GARAGE

1 SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0"

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address: 89 monterey road south pasadena, ca 91030

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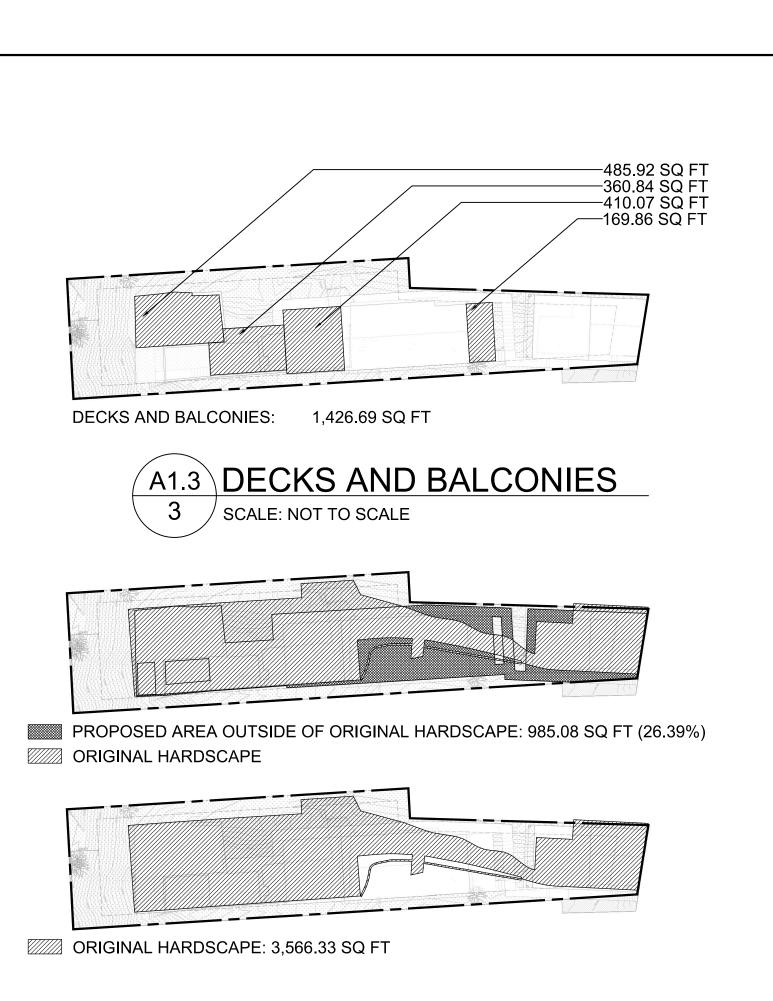
design: m. stephan grohne  $996\frac{1}{2}$  w kensington rd los angeles, ca 90026

agent:
sc planners
michael norberg
619 south fremont ave
suite a alhambra, ca 91803 310. 591 8198

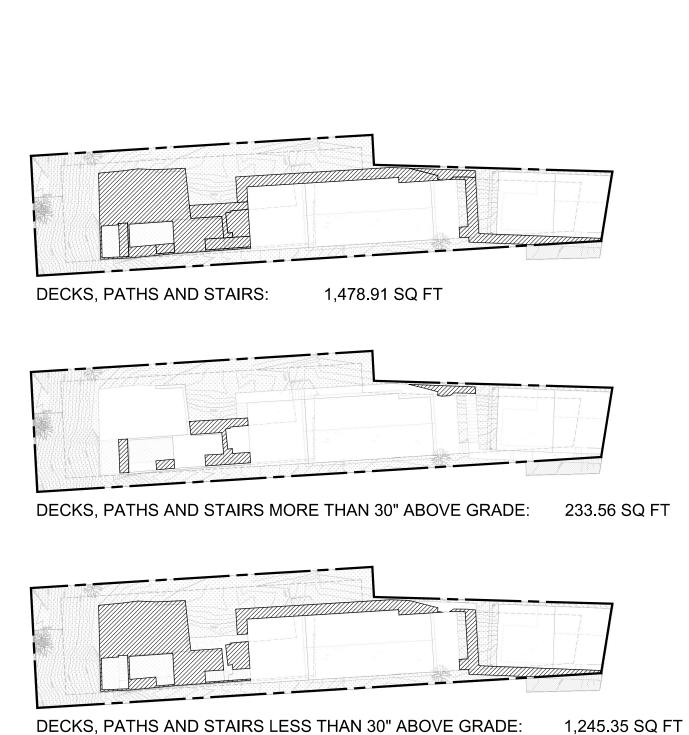
FLOOR PLANS -GARAGE

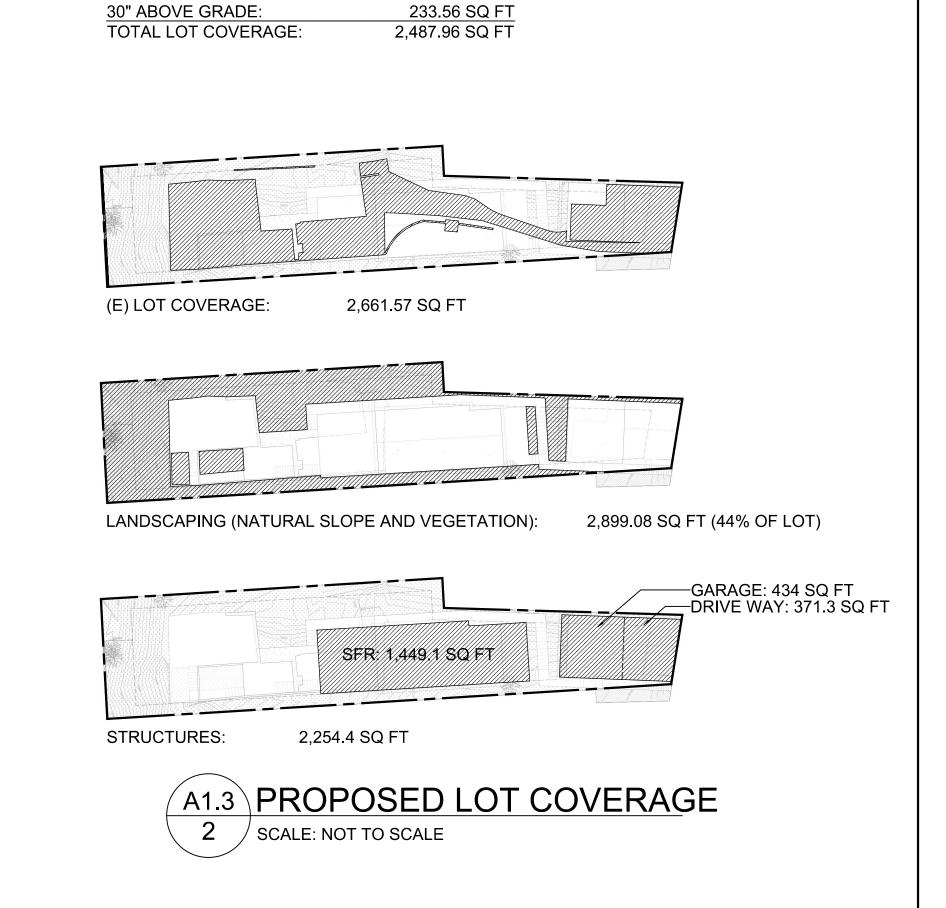
SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0" 03/11/2019

06/20/2019 12/01/2019





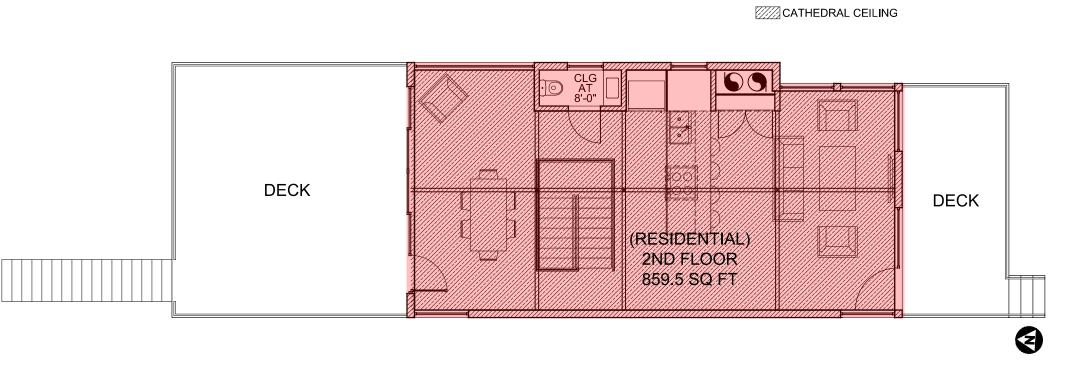


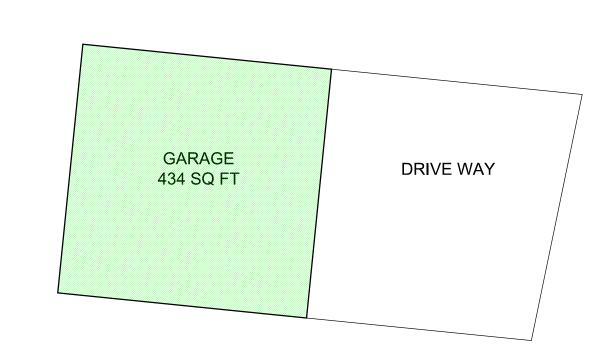


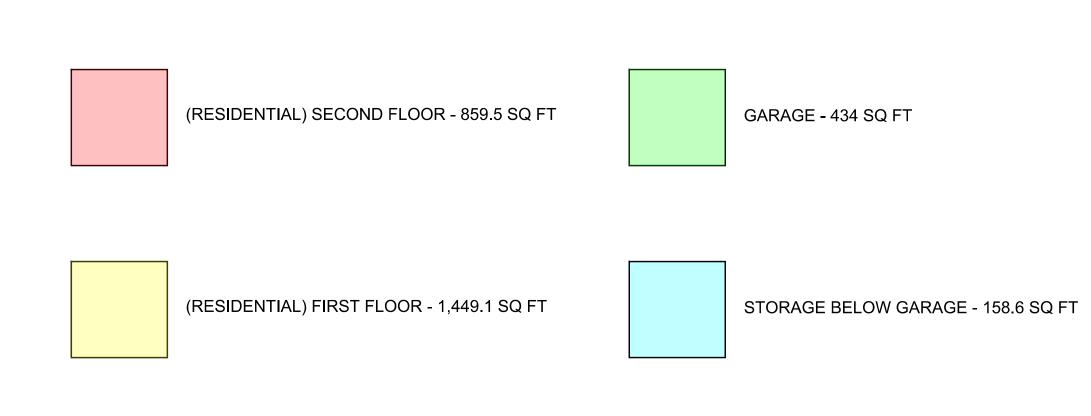
2,254.4 SQ FT

STRUCTURES:





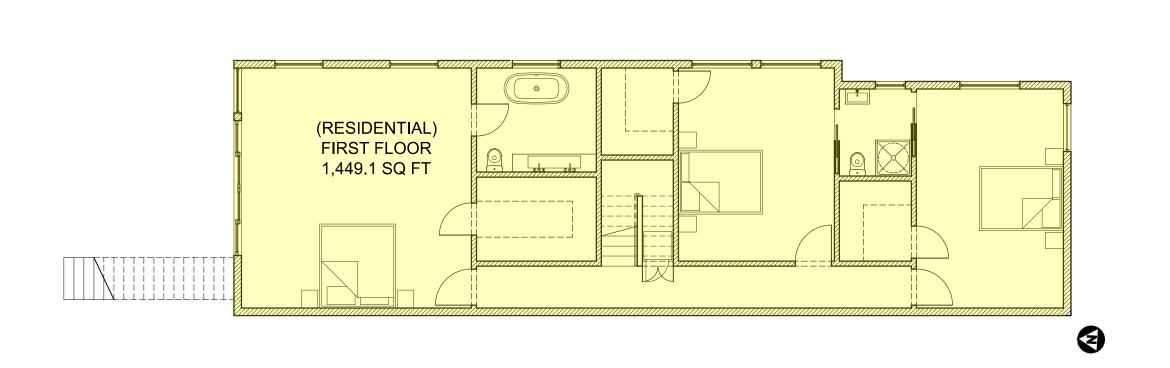


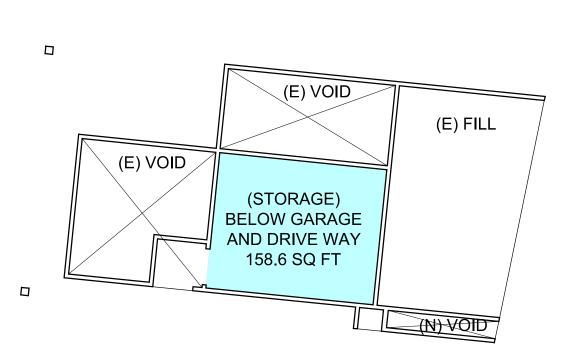


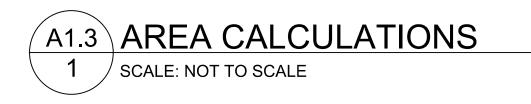
PROPOSED HARDSCAPE: 3,733.28 SQ FT

A1.3 HARDSCAPE

SCALE: NOT TO SCALE







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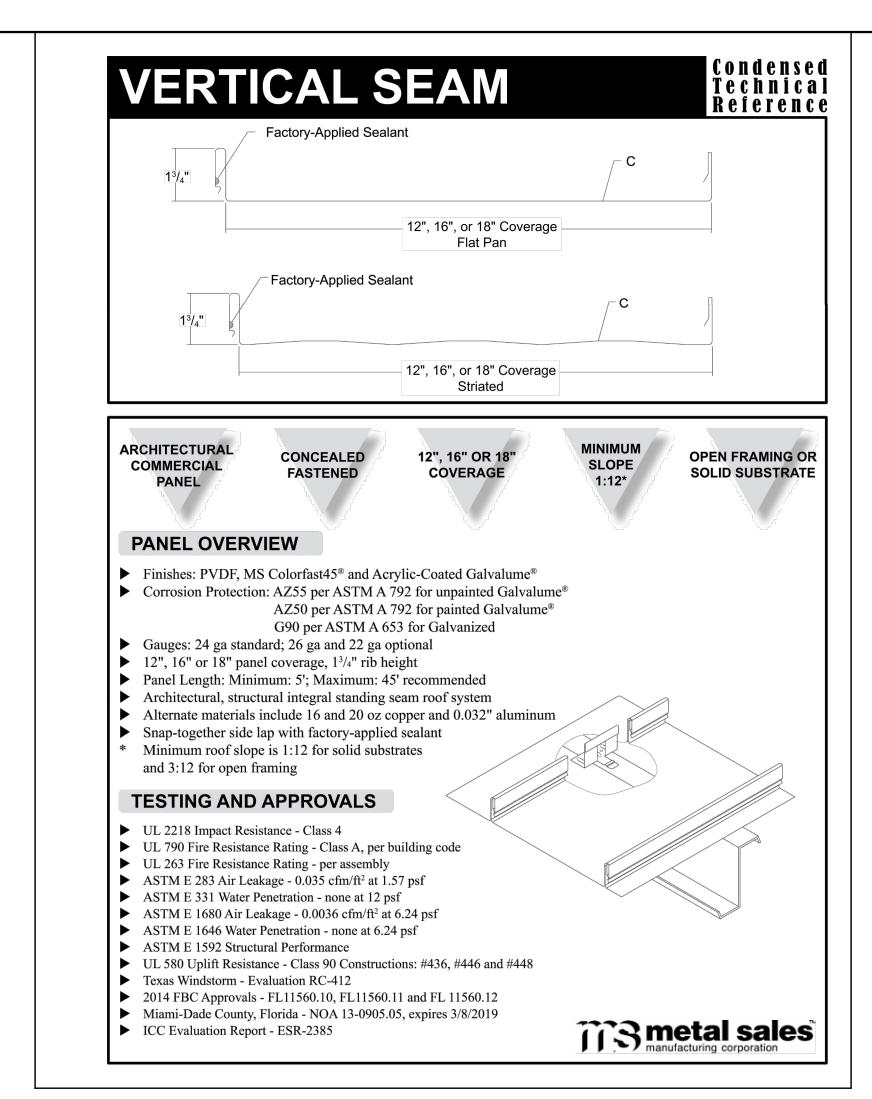
AREA CALCULATION

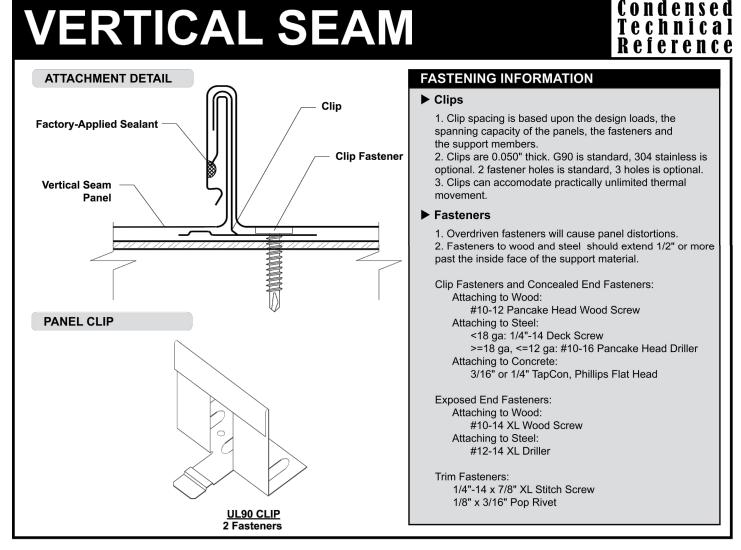
SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0" 03/11/2019 06/20/2019 12/01/2019

A1.3



CRRC PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR RE	FLECTANCE	THERMAL	EMITTANCE	SRI	SRI	
				initial	3 year	initial	3 year	initial	3 year	
0816-0011	Metal Sales Manufacturing Corporation: MS Roof Panel PVDF - Snowdrift White	Metal Products: Prepainted Metal	Off-White	0.65	0.65	0.83	0.83	77	77	





			SECT	ION PR	ON PROPERTIES  ALLOWABLE UNIFORM LO For various clip space								psf						
	107: -141-	Viald	Majadat	Top In Compression Bottom In Compression Inward Load						Outward Load									
Ga	Width in	Yield ksi	Weight psf	lxx	Sxx	lxx	Sxx			wait	LOE					itwai	u L0	au	
			ρο.	in⁴/ft	in³/ft	in⁴/ft	in³/ft	2.5'	3'	3.5'	4'	4.5'	5'	2.5'	3'	3.5'	4'	4.5'	5'
26	12	50	1.06	0.0781	0.0530	0.0377	0.0408	148	104	77	59	ı	-	55	49	42	36	-	-
26	16	50	0.97	0.0614	0.0402	0.0283	0.0306	114	79	58	45	1	-	55	49	42	36	-	-
26	18	50	0.94	0.0553	0.0358	0.0253	0.0273	1	1	1	-	1	1	1	-	-	1	-	-
24	12	50	1.38	0.1118	0.0774	0.0533	0.0557	204	143	105	81	64	52	44	43	42	41	40	39
24	16	50	1.26	0.0885	0.0589	0.0398	0.0419	153	107	79	61	48	39	42	38	34	30	27	24
24	18	50	1.22	0.0800	0.0526	0.0353	0.0372	136	95	70	54	43	35	33	30	27	24	20	19
22	12	50	1.81	0.1533	0.1071	0.0773	0.0771	284	198	146	112	89	72	69	67	65	62	60	58
22	16	50	1.66	0.1230	0.0822	0.0585	0.0579	213	149	110	84	66	54	54	51	48	45	36	35
22	18	50	1.60	0.1113	0.0736	0.0520	0.0515	190	132	97	75	59	48	31	30	29	29	28	27
							rth American S												

Ixx and Sxx are effective section properties for deflection and bending.

2. Allowable loads are calculated in accordance with AISI 2012 specifications considering bending, shear, combined bending and shear, deflection and ASTM E 1592 uplift testing for 24 ga and 22 ga and UL 580 uplift testing for 26 ga. Allowable loads consider the 3 or more equal spans condition. Allowable loads do not address web crippling, fasteners or support material. Panel weight is not considered.

3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.

4. Allowable loads do not include a 1/3 stress increase for wind.
 Indicates that no testing is available for the application.

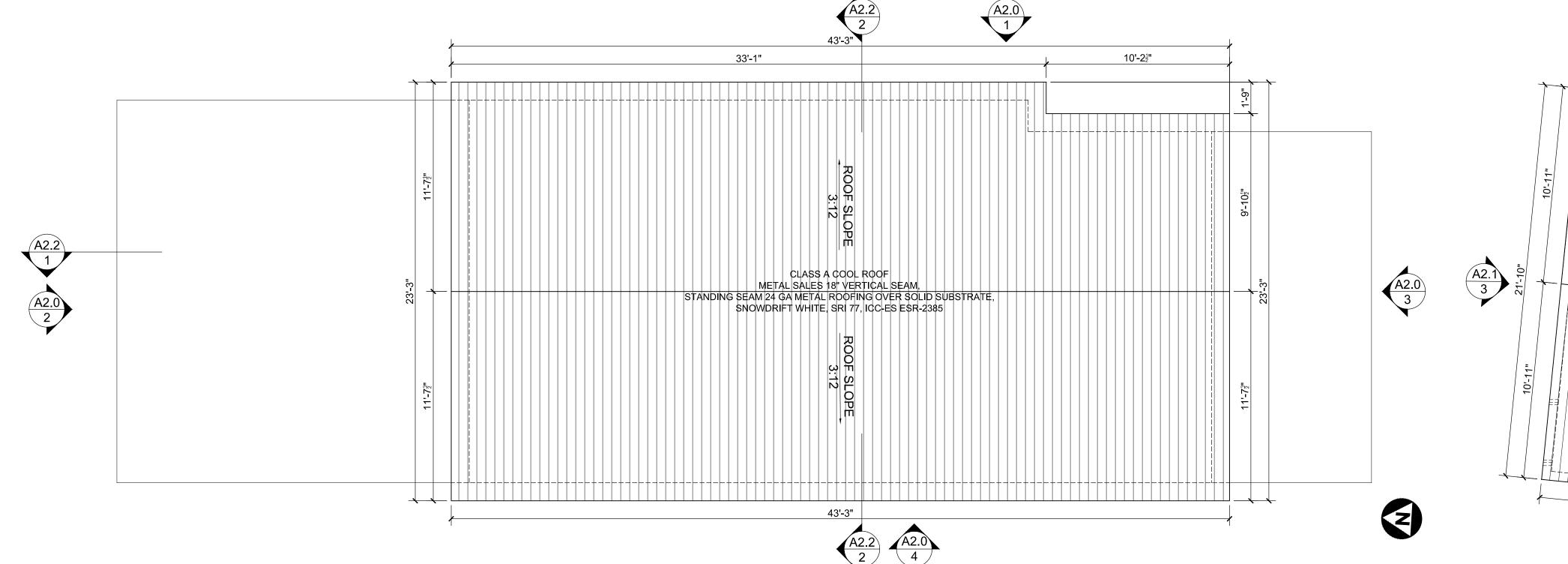
## metal sales manufacturing corporation

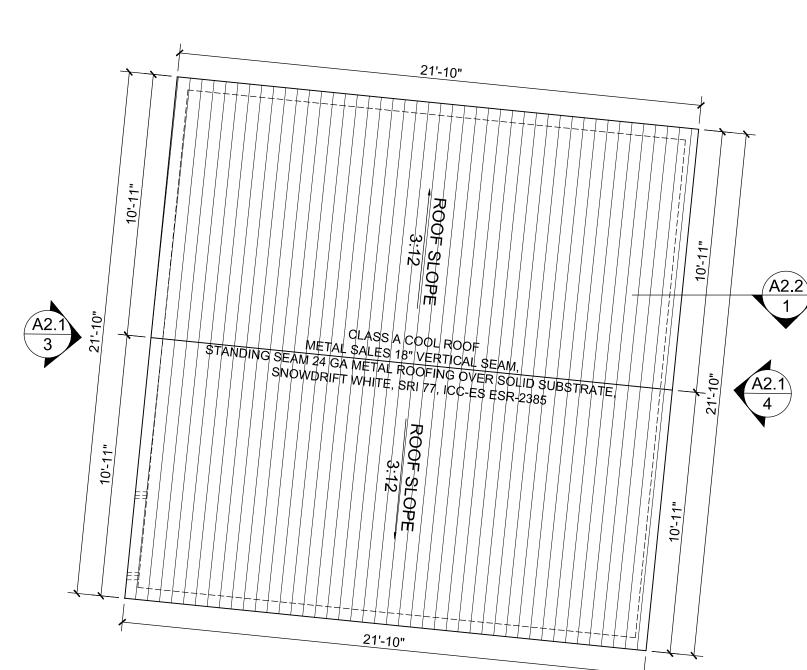
Anchorage, AK 866.640.7663 Bay City, MI 888.777.7640 Deer Lake, PA 800.544.2577 Denver, CO 800.289.7663 metalsales.us.com

Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915
Independence, MO 800.747.0012

Jacksonville, FL 800.394.4419 Jefferson, OH 800.321.5833 Mocksville, NC 800.228.6119 Nashville, TN 800.251.8508 Rock Island, IL 800.747.1206 Rogers, MN 800.328.9316

Seattle, WA 800.431.3470 Sellersburg, IN 800.999.7777 Sioux Falls, SD 888.902.8320 Spokane, WA 800.572.6565 Temple, TX 800.543.4415 Woodland, CA 800.759.6019





## monterey

**LEGEND** 

XXXX DEMO (E) WALL

/////(N) WALL

(E) WALL TO REMAIN

address: 89 monterey road south pasadena, ca 91030

owner:
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89 monterey rd
south pasadena, ca 91030

m. stephan grohne

996 ½ w kensington rd
los angeles, ca 90026

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alhambra, ca 91803
310. 591 8198

ROOF PLAN

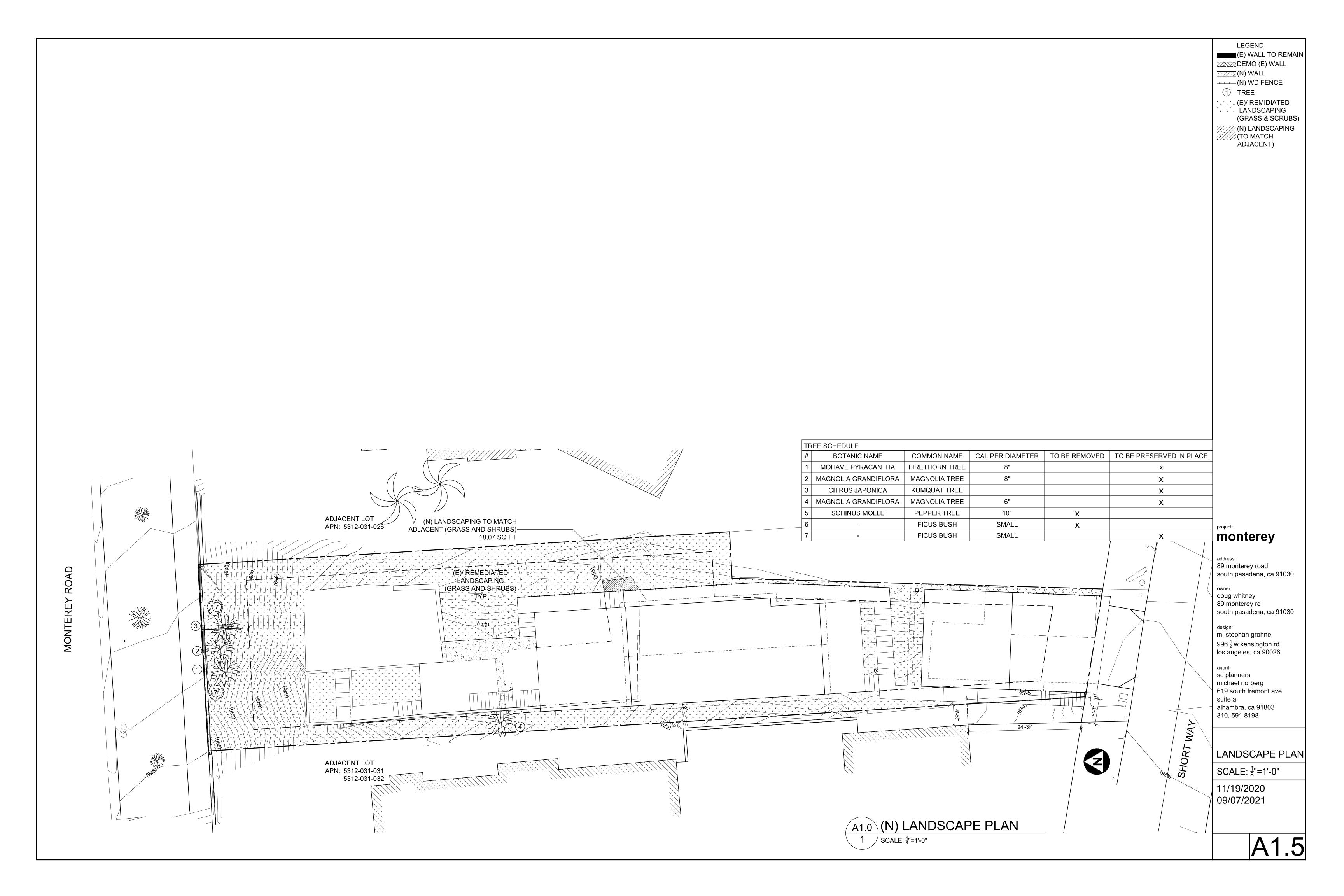
SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0"

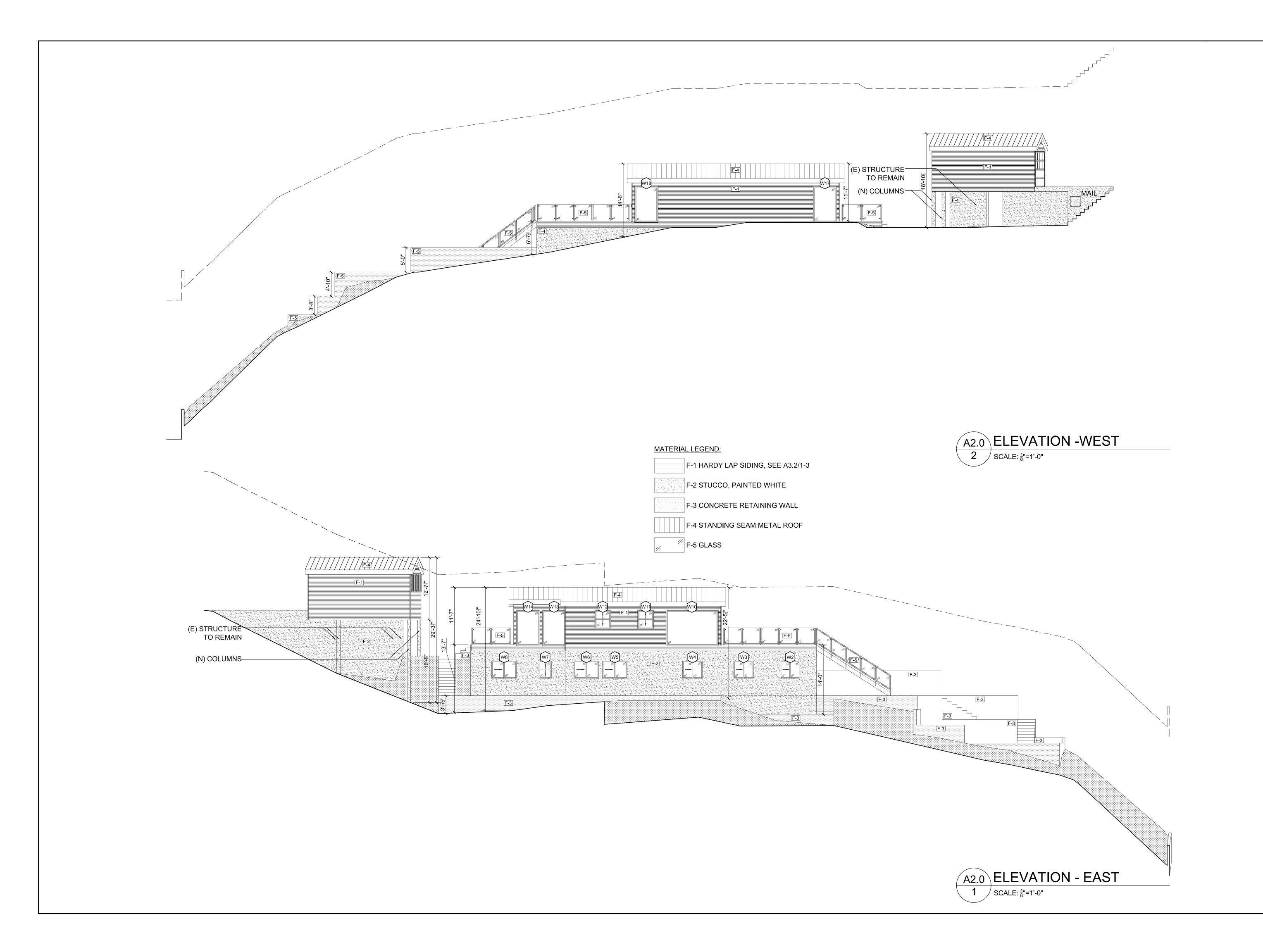
03/11/2019

A1.4 ROOF PLAN

1 SCALE: 1/4"=1'-0"

A14





#### project: monterey

address: 89 monterey road south pasadena, ca 91030

owner:
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89 monterey rd
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design: m. stephan grohne  $996\frac{1}{2}$  w kensington rd los angeles, ca 90026

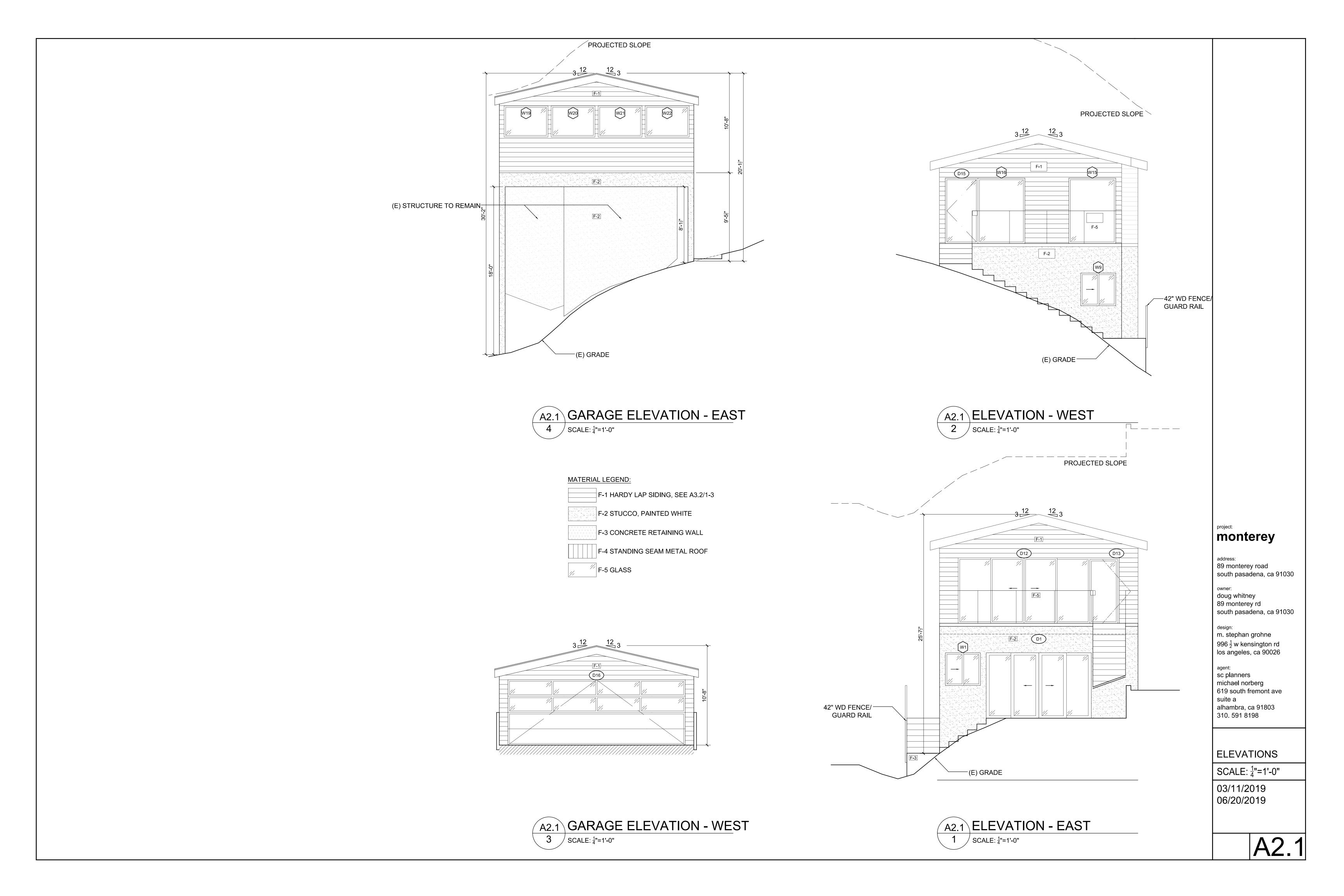
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alhambra, ca 91803
310. 591 8198

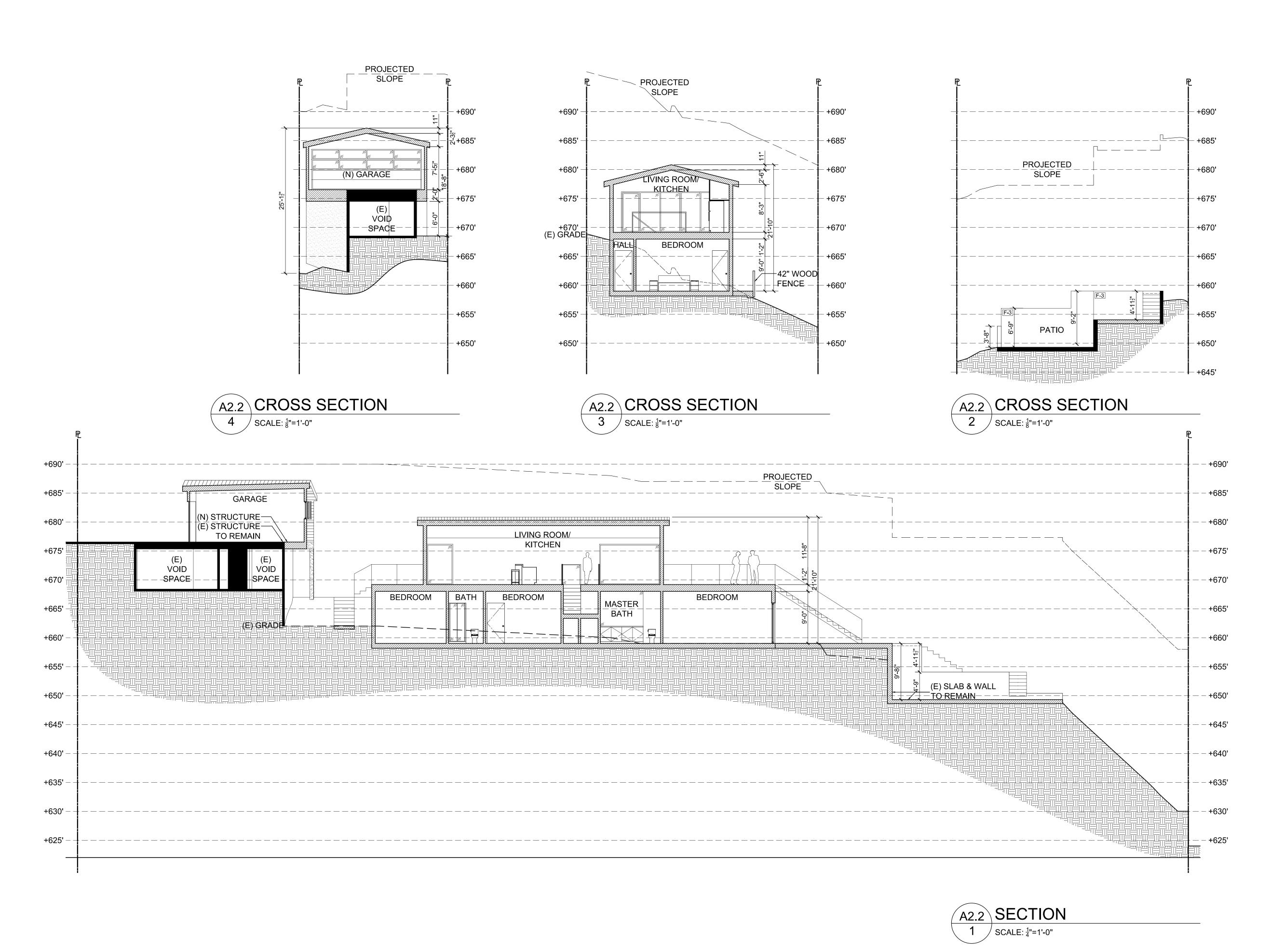
### ELEVATIONS

SCALE: \frac{1}{8}"=1'-0"

03/11/2019 06/20/2019 12/01/2019

A2.0





# project: monterey

address:
89 monterey road
south pasadena, ca 91030

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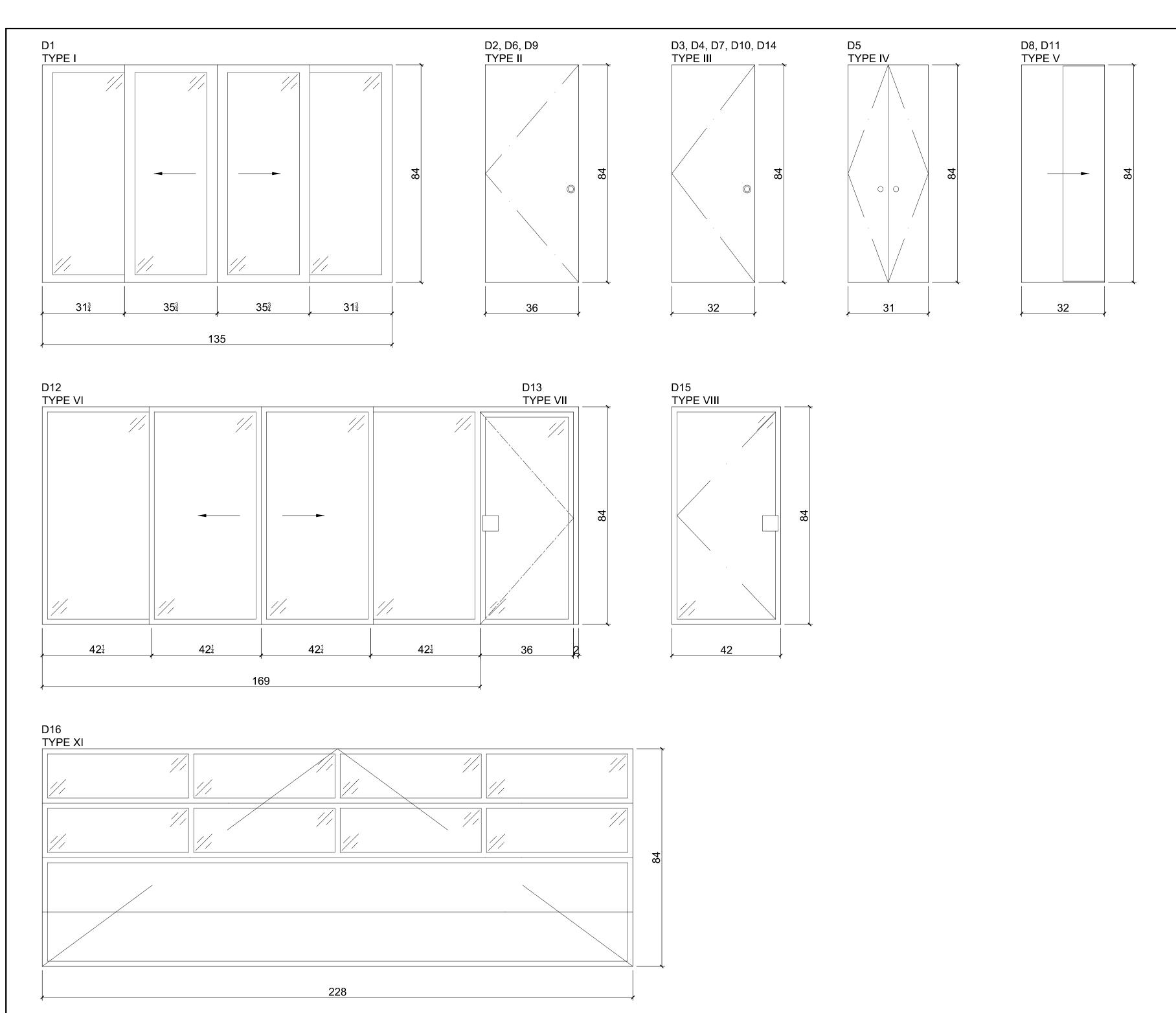
agent:
sc planners
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619 south fremont ave
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alhambra, ca 91803
310. 591 8198

### SITE SECTION

SCALE: <sup>1</sup>/<sub>4</sub>"=1'-0"

03/11/2019 06/20/2019

A2.2



DOOR S	SCHEDULE				
#	SIZE (W x H)	MATERIAL/ OPERATION	TYPE	NOTES	
D1	135 x 84	ALUMINUM FRAME GLASS DOOR	ı	$35\frac{3}{4}$ " DOORS AND $31\frac{3}{4}$ " SIDE LIGHTS	
D2	36 x 84	SOLID WD DOOR	Ш		
D3	32 x 84	SOLID WD DOOR	III		
D4	32 x 84	SOLID WD DOOR	III		
D5	31 x 84	SOLID WD CLOSET DOOR	IV		
D6	36 x 84	SOLID WD DOOR	Ш		
D7	32 x 84	SOLID WD DOOR	III		
D8	32 x 84	SOLID WD POCKET DOOR	V		
D9	36 x 84	SOLID WD DOOR	II		
D10	32 x 84	SOLID WD DOOR	III		
D11	32 x 84	SOLID WD POCKET DOOR	V		
D12	202 x 84	ALUMINUM FRAME GLASS DOOR	VI	(2) 49" DOORS PLUS (2) 52" SIDE LITES	
D13	30 x 84	ALUMINUM FRAME GLASS DOOR	VII		
D14	32 x 84	SOLID WD DOOR	III		
D15	42 x 84	ALUMINUM FRAME GLASS DOOR	VIII		project: monterey
D16	228 x 84	GARAGE DOOR	XI		address: 89 monterey road

LIGHTIN	NG FIXTURE SCHEDULE				3
#	MANUFACTURER/ MODEL	FIXTURE TYPE	HEIGHT	MATERIAL/ FINISH	1
L1	MAXIM LIGHTING LIGHTRAY MODEL #86108ABZ	ONE LIGHT LED OUTDOOR WALL LANTERN SCONCE	5.25"	BRONZE	\

NOTE:
LIGHTING SHOULD BE PROPERLY SHIELDED TO AVOID GLARE AND THE SPILL OF LIGHT TO THE SURROUNDING AREAS.

owner:
doug whitney
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design:
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los angeles, ca 90026

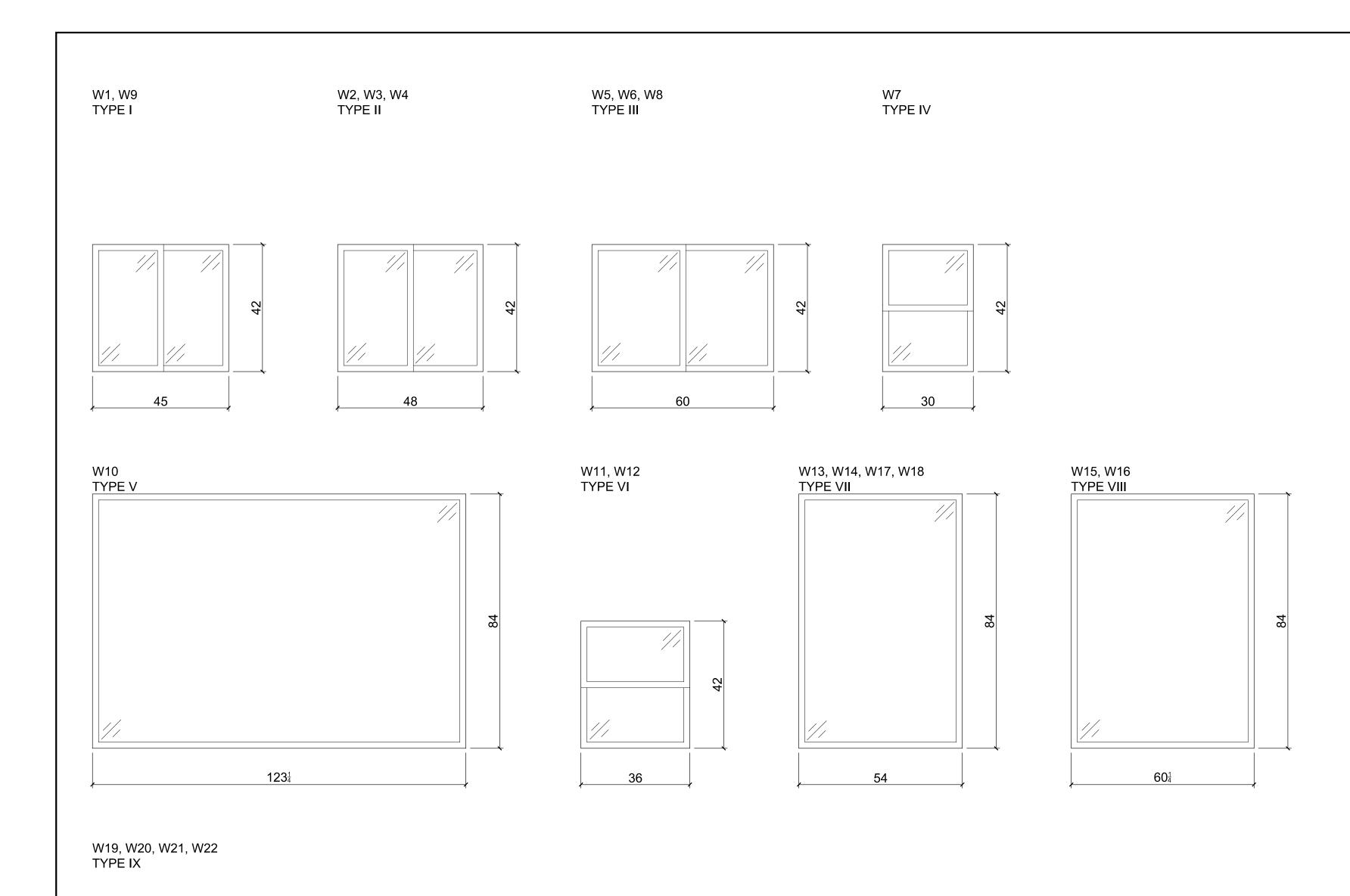
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DOOR/ LIGHTING FIXT. SCHEDULE

SCALE: AS NOTED

03/11/2019

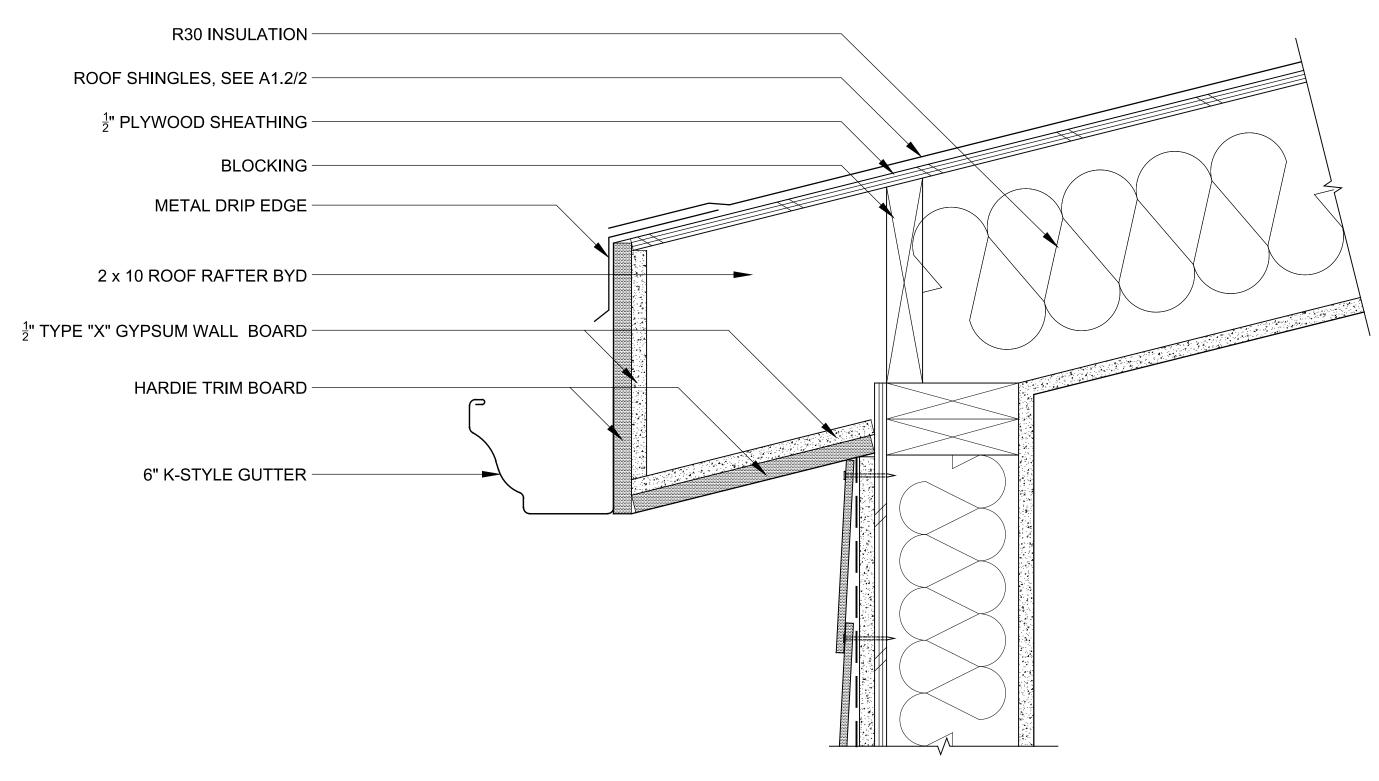
A3.0

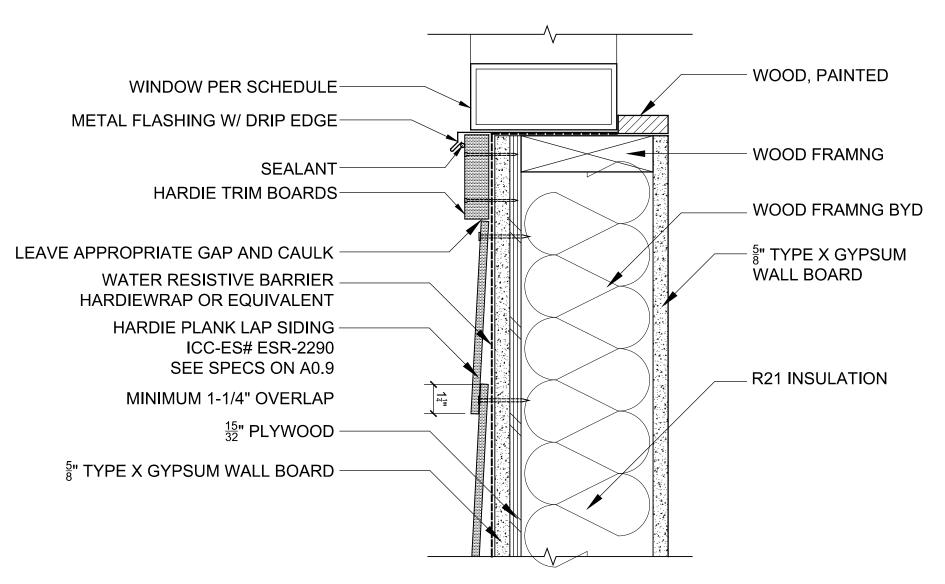


WINDO	W SCHEDULE						
#	SIZE (W x H)	TYPE	TYPE	MATERIAL	EXT. COLOR	NOTES	
W1	45 x 42	HORIZONTAL SLIDER	1	ALUMINUM	DARK GREY		
W2	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY		
W3	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY		
W4	48 x 42	HORIZONTAL SLIDER	II	ALUMINUM	DARK GREY		
W5	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY		
W6	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY		
W7	30 x42	DOUBLE HUNG	IV	ALUMINUM	DARK GREY		
W8	60 x 42	HORIZONTAL SLIDER	III	ALUMINUM	DARK GREY		
W9	45 x 42	HORIZONTAL SLIDER	1	ALUMINUM	DARK GREY		
W10	125 <u>1</u> " x 84	FIXED GLASS	V	ALUMINUM	DARK GREY		
W11	36 x42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY		
W12	36 x42	DOUBLE HUNG	VI	ALUMINUM	DARK GREY		
W13	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY		
W14	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY		
W15	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY		project:  monterey
W16	60 x 84	FIXED GLASS	VIII	ALUMINUM	DARK GREY		address: 89 monterey road
W17	54 x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY		south pasadena, ca 91030  owner: doug whitney
W18	125 <u>1</u> " x 84	FIXED GLASS	VII	ALUMINUM	DARK GREY		89 monterey rd south pasadena, ca 91030
W19	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY		design: m. stephan grohne 996 ½ w kensington rd los angeles, ca 90026
W20	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY		agent: sc planners michael norberg
W21	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY		619 south fremont ave suite a alhambra, ca 91803
W22	56 x 40	FIXED GLASS	IX	ALUMINUM	DARK GREY		310. 591 8198 WINDOW
							SCHEDULE

SCHEDULE

SCALE: AS NOTED 06/20/2019

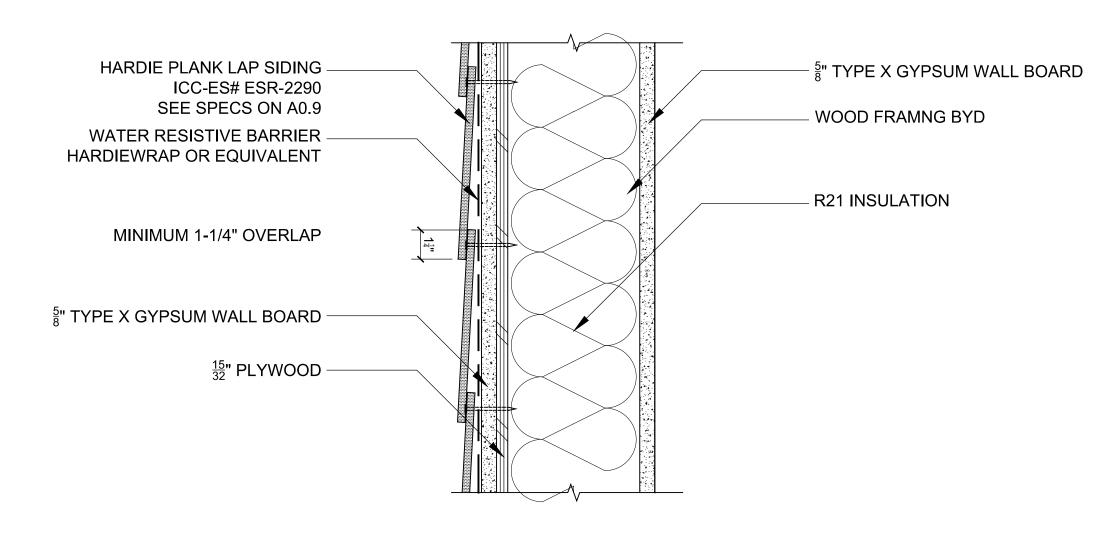




A3.1 WINDOW SILL DETAIL

3 SCALE: 3"=1'-0"





A3.1 1HR RATED WALL/ FACADE DETAIL

1 SCALE: 3"=1'-0"

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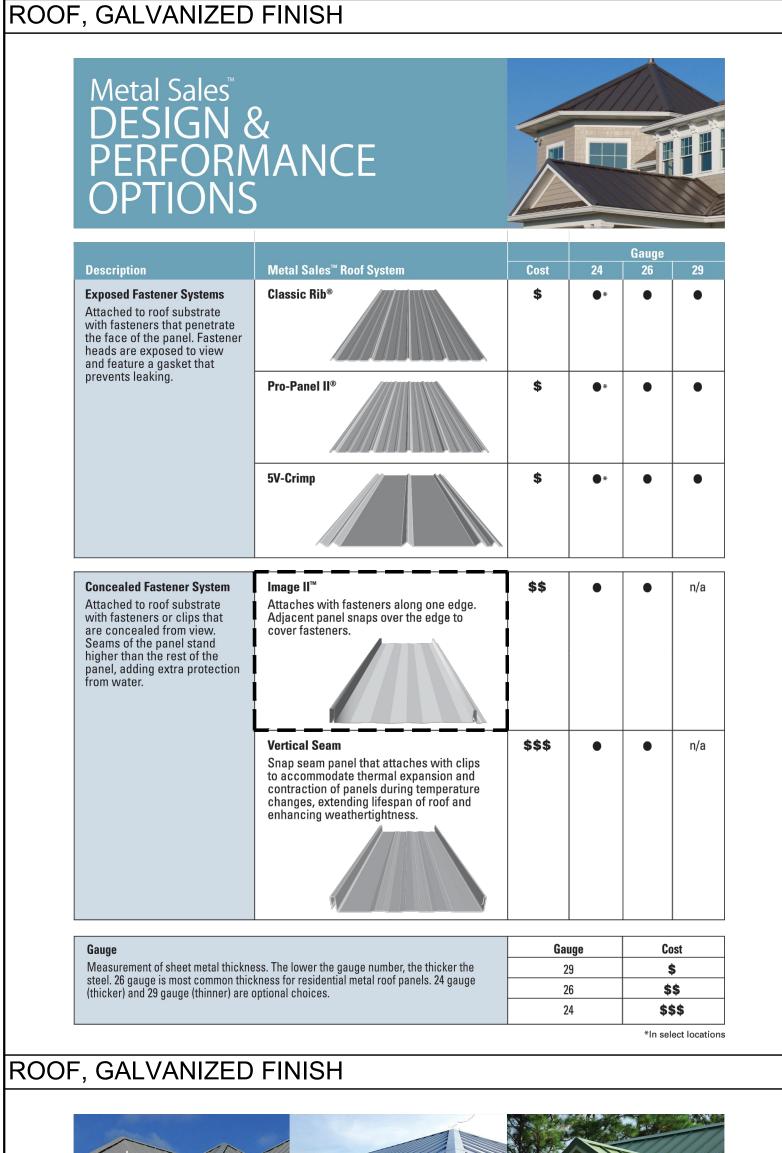
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DETAILS

SCALE: AS NOTED

06/20/2019

A3.2





# **DPR FINISHES**

#### PRODUCT DESCRIPTION

Quarzputz®, Sandblast®, Freestyle®, Sandpebble®, and Sandpebble® Fine finishes are premixed 100% acrylic-based coatings which are offered in standard colors as well as custom colors. They provide the finishing touch that adds lasting color and texture to exterior and interior walls. These are the original five finish textures with DPR (dirt pick-up resistant) chemistry that will remain clean longer after application.

#### **USES**

DPR finishes are durable architectural finishes providing surface color and texture for Dryvit systems. These finishes can also be applied over properly prepared substrates such as exterior masonry, stucco, precast or cast-in-place concrete and other approved substrates. The finishes are also suitable for interior applications. All finishes can be trowel applied or spray applied with a hopper gun or pole gun-type sprayer.

Will not trap moisture vapor

#### **FEATURES & BENEFITS**

FEATURE	BENEFIT
<ul> <li>DPR chemistry</li> </ul>	Stays cleaner longer
<ul> <li>Multiple textures</li> </ul>	Offers design freedom
<ul><li>100% acrylic</li></ul>	Greater flexibility for crack resistance

#### PROPERTIES

Vapor permeable

**Drying Time:** Drying of the finishes is dependent on the air temperature, relative humidity and finish thickness. Under average drying conditions [70 °F (21 °C), 55% R. H.], the finish will dry in 24 hours. Lower temperature and higher humidity will require that the DPR finish be protected for longer periods. Protect work from rain during the drying period.

Testing Information: For individual test data on this product's properties, refer to the chart included with this document.

Job Conditions: Air and surface temperature for application of finishes must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

**Temporary Protection:** Shall be provided at all times until the DPR finish is dry, and installation of permanent flashings, sealants, etc. are completed to protect the wall from inclement weather and other sources of damage.

#### **DS416**

COVERAGE All coverages are approximate and depend upon substrate, details and individual application technique The finishes are shipped in 70 lb (32 kg) pails. Quarzputz: approximately 140 ft<sup>2</sup> (13 m<sup>2</sup>) per pail.

Sandblast: approximately 150 ft² (14 m²) per pail. Freestyle: Must be calculated based on the texture desired. However, a coating thickness of 1/16 in (1.6 mm) to 1/4 in (6.4 mm) must be maintained Sandpebble: approximately 130 ft<sup>2</sup> (12 m<sup>2</sup>) per pail. Sandpebble Fine: approximately 160 ft<sup>2</sup> (15 m<sup>2</sup>) per pail.

and a maximum of 100 °F (38 °C) in tightly sealed containers protected from weather and out of direct sunlight.

Finishes must be stored at a minimum of 40 °F (4 °C)

The shelf life is 2 years from date of manufacture when properly stored in unopened pails.

Quarzputz, Sandblast, Sandpebble and Sandpebble Fine finishes achieve a texture which is governed by aggregate size as well as the trowel motion in finishing the wall. Quarzputz produces an open-textured pattern in a regular or random style. Sandblast produces a sand-like texture. Sandpebble produces a rough, pebbly texture, which is ideal for masking surface imperfections. Freestyle allows almost any ornamenta trowel texture to be achieved. Sandpebble Fine produces a fine pebble texture.

## All Dryvit products are designed to require minimal

CLEAN UP

maintenance. However, as with all building products, depending on location, some cleaning may be required. See Dryvit publication DS152 on cleaning and

Clean tools with water while the finishes are still wet



**DPR FINISHES** 

lest	iest Method	Criteria	Results*			
Surface Burning Characteristics	ASTM E 84	ICC and ANSI/EIMA 99-A-2001 Flame Spread <25 Smoke Developed <450	Passed			
Flexibility <sup>2</sup>	xibility <sup>2</sup> ASTM D 522 Method B No ICC or ANSI/EIMA Criteria		Passed: 1.5" diameter @ 73 °F			
Water Vapor Transmission	ASTM E 96 Procedure B	40 Perms				
A - I DW - I	ASTM G 154 Cycle 1 (QUV)	ANSI/EIMA 99-A-2001 2000 hours: No deleterious effects <sup>3</sup>	5000 hours: No deleterious effects <sup>3</sup>			
Accelerated Weathering	ASTM G 155 Cycle 1 (Xenon Arc)	ICC: 2000 hours: No deleterious effects <sup>3</sup>	s: No deleterious  2000 hours: No deleterious effects <sup>3</sup>			
Chalk Rating	ASTM D 4214 after ASTM G 154 Cycle 1	No ICC or ANSI/EIMA Criteria	Chalk rating: 9+ after 5000 hours QUV			
Instrumentally Measured Color Difference <sup>4</sup> (includes yellowing)	ASTM D 2244 CIELAB, 10° Observer after ASTM G 154 Cycle 1	No ICC or ANSI/EIMA Criteria	Color change: 0.51 Delta E after 5000 hours QUV			
Freeze-Thaw Resistance	ASTM E 2485 (formerly EIMA 101.01)	ANSI/EIMA 99-A-2001 60 cycles: No deleterious effects <sup>3</sup>	90 cycles: No deleterious effects <sup>3</sup>			
FIEEZE-THAW RESISTANCE	ASTM E 2485 ICC - ES Proc. (AC212)	ICC: 10 cycles No deleterious effect <sup>3</sup>	10 cycles: No deleterious effects <sup>3</sup>			
Mildew Resistance	ASTM D 3273	ANSI/EIMA 99-A-2001 28 days: No growth	60 days: No growth			
Salt Spray Resistance	ASTM B 117	ICC and ANSI/EIMA 99-A-2001 300 hours: No deleterious effects <sup>3</sup>	1000 hours: No deleterious effects <sup>3</sup>			
Water Resistance	ASTM D 2247	ICC and ANSI/EIMA 99-A-2001 14 days: No deleterious effects <sup>3</sup>	42 days: No deleterious effects <sup>3</sup>			
Abrasion Resistance	ASTM D 968 Method A Falling Sand	ANSI/EIMA 99-A-2001 528 quarts (500 liters): No deleterious effects³	1057 quarts (1000 liters): No deleterious effects <sup>3</sup>			
Adrasion Resistance	ASTM D 4060 Taber Abrasion (1 kg load)	No ICC or ANSI/EIMA Criteria	1000 cycles: .83 mg mass loss			
Adhesion to Concrete	ASTM D 4541	ICC and ANSI/EIMA 99-A-2001: 15 psi minimum	>200 psi			
Tensile Bond	ASTM C 297/E 2134 (formerly EIMA 101.03)	ICC and ANSI/EIMA 99-A-2001: 15 psi minimum	>25 psi			

1. Testing referenced is based on Quarzputz Pastel Base. 2. Finish applied over aluminum panels, bent on cylindrical mandrels as described in ASTM D 522 Method B. Lower diameter indicates higher flexibility. 3. No cracking, checking, rusting, crazing, erosion, blistering, peeling, or delamination when viewed under 5x magnification. 4. Delta E is total color difference, including yellowing, lightening, darkening, changes in red, blue, and green color values. Finish exposed to 5,000 hours of QUV prior to evaluating Delta E.

Information contained in this product sheet conforms to the standard detail recommendations and specifications for the installation of Dryvit Systems, Inc. products as of the date of publication of this document and is presented in good faith Dryvit Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of an project. To ensure that you are using the latest, most complete information, contact Dryvit Systems, Inc. For more information on Dryvit Systems or Continuous Insulation, visit these links Printed in USA. Issued 09-22-17

LAP SIDING, BOOTHBAY BLUE FINISH

©Dryvit Systems, Inc. 1989,1994

Thickness 5/16 in

Length 12 ft planks

**SELECT CEDARMILL®** 



8.25 in 9.25 in 12 in

8 in

190

12.5 9.3

7 in

230

14.3

210

#### WINDOWS, BRONZE ANODIZED FINISH



Thermally Improved Aluminum Series Windows & Patio Doors Architectural Manual

## About Thermally Improved Aluminum Series



Milgard Thermally Improved Aluminum windows consist of extruded aluminum, where a "channel" is cut through the aluminum and polyurethane is poured into this channel to separate the interior from exterior extrusion. This process is done to reduce thermal transfer and improve energy efficiency.

#### Features and benefits of Thermally Improved **Aluminum Windows:**

- Sealed, mechanically-joined corners stay square and true over years of use, helping to keep homes dry.
- Clean, narrow sight lines for contemporary designs and maximum view area.
- Milgard SunCoat® Low-E glass for excellent energy savings and protection against fabric
- Industry-leading Full Lifetime Warranty.
- Anodized coating helps to prevent against rusting, pitting and corroding.

Not all locations manufacture or sell Thermal Break aluminum. Check with your Milgard Dealer

Milgard Randons

Hardware

Casement and Awning Handle

Spring action lock for Single Hung and Horizontal Slider

WINDOWS, BRONZE ANODIZED FINISH

**Thermally Improved Aluminum Options** 

© Milgard Manufacturing, Inc.

Sliding Door Handle - interior

#### **Energy Packages**

Milgard adheres to ENERGY STAR® v6 requirements to meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria for all ENERGY STAR® zones.

Milgard also offers high energy performance options for the ultimate in energy efficiency. Energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGardMAX<sup>®</sup>
- Argon

For more details on Milgard Energy Efficient packages, visit www.milgard.com/learn/energyefficiency/energy-efficient-components

To check the energy performance of all Milgard windows and doors, use our Energy Calculator at:

#### milgard.com/energy-calculator

#### **Test Standards**

Contact your Milgard Representative for specific test

CAUTION: The use of petroleum based fuels or solvents as release agents in stucco wall installations or glass cleaning will chemically attack materials used in seals and other components, and voids the Milgard Full Lifetime Warranty. The use of wax-based release agents is recommended.

Expanding foam for insulation purposes should not be used. Non-expanding foam or loose packed batt insulation is recommended.

Thermally Improved Aluminum Series Windows & Patio Doors

Series Information — 4

**Architectural Manual** 

Reroof over existing material

Tear off existing material

chimneys and skylights.

Metal Sales Hi-Temp (ms-HT)

**Exposed Fastener** 

MS Colorfast45®

PVDF (Kynar 500®)

MS Colorfast45®

PVDF (Kynar 500®)

**Standard Sealant** 

**Color Match Sealant** 

are visible.

material and penetrations, such

**Protection, Prestige & Performance** 

metalsales.us.com 800.406.7387

metal sales 
manufacturing corporation

temporary protection up to 60 days.

Economic option with superior durability.

Metal roof panels are installed over existing roofing material.

Note: This is not recommended and some building codes restrict this method.

Removal of the existing roof materials allows for replacement of damaged

Basic roof underlayment that is saturated with asphalt. Provides an extra

laver of protection between the roof substrate and roofing material. ms-HT or

equivalent is required in the eaves, valleys and around penetrations, such as

Provides same protection as felt but uses synthetic material instead of asphalt,

resulting in a thinner, lighter material that lasts longer, ms-HT or equivalent is

SBS modified bitumen self-adhesive membrane composed of a polyethylene

woven complex. Designed to withstand temperatures up to 250° F. Provides

Attached with fasteners or rivets that penetrate the flashing material and

Attached with tabs that eliminate the need to penetrate flashing material.

High-performance option with ultimate fade and chalk resistance.

24 Gauge

Matches the color of the metal roof for a cohesive appearance.

required in the eaves, valleys and around penetrations.

Pre-Installation

Underlayment

**Factory-Formed Flashing** 

spaces between the roof

as chimneys and skylights.

A factory-applied protective

color coating formulated to

**Color Coating Availability** 

ENERGY STAR® listed and

come with a 45 year warranty.

All standard colors are

Urethane based sealant

Printed in the U.S.A. 1210 / 4-14

Tube Sealant

prevent corrosion and resist

**Protective Coatings** 

fading and chalking.

Sheet metal installed to cover

# STUCCO, #101 SUPER WHITE





#### **SURFACE PREPARATION**

• Surface must be smooth and free of imperfections to ensure satisfactory appearance. Interior or exterior surfaces must be above 40 °F (4 °C) and must be clean, dry, structurally sound and free of efflorescence, grease, oil, form release agents and curing compounds. • Dryvit Reinforced Base Coat: The base coat must dry and cure for a minimum of 24 hours before application of any finish.

• Concrete: Shall have cured a minimum of 28 days prior to application of the finishes. If efflorescence, form release agents or curing compounds are present on the concrete surface, the surface shall be thoroughly washed with muriatic acid and flushed to remove residual acid. All projections shall be removed and small voids filled with Dryvit Primus®, Primus® DM, Genesis® or Genesis® DM mixture (see product data sheets for mixing and application). Dryvit Color Prime™ shall be applied to the prepared concrete surface using a roller or brush (see product data sheet for mixing and application) prior to application of the finish.

• Masonry: The masonry surface, with joints struck flush, shall be "skim coated" with Primus, Primus DM, Genesis or Genesis DM mixture (see product data sheets for mixing and application) to produce a smooth, level surface.

 Stucco: Shall be dry and have cured a minimum of 7 days. Dryvit Color Prime, Color Prime W™ or Primer with Sand™ shall be applied over the cured brown coat surface using a roller or brush (see product data sheet for mixing and application) prior to applying the finish. If additives are present in the stucco, a test patch shall be made and bond strength checked prior to application.

#### MIXING

Some settling of the finish may occur during shipping. Thoroughly mix the finish with a "Twister" paddle or equivalent mixing blade powered by a 1/2 in (12.7 mm) drill, 450-500 rpm, until a uniform workable consistency is attained.

#### APPLICATION

• Quarzputz or Sandblast: using a stainless steel trowel, apply and level a coat of Quarzputz or Sandblast to a uniform thickness (Quarzputz- no thicker than the largest aggregate; Sandblast applied in a thickness of 3/64 in (1.2 mm) - approximately 1 1/2 times the largest aggregate). The textures are achieved by uniform hand motion and/or type of tool used. Maintain wet edge for uniformity of color and texture.

• Sandpebble or Sandpebble Fine: roughly apply an even coat of finish to a thickness slightly thicker than the largest aggregate size. Then pull across the rough application coat using a horizontal trowel motion and develop a uniform thickness no greater than the largest aggregate of the material. The textures are achieved by uniform hand motion and/or type of tool used. Maintain wet edge for uniformity of color and texture.

• Freestyle: using a stainless steel trowel, apply a coat of the Freestyle slightly thicker than 1/16 in (1.6 mm). The texture is either pulled out of this base or achieved by adding more Freestyle finish to the base layer using the same texturing motions that are used with other plaster materials, such as a skip trowel finish. The thickness of any Freestyle finish texture shall not exceed 1/4 in (6.4 mm).

# **DS416**

applied as the finish for an EIF System. vertical applications over exterior type gypsum other type insulation board.

or Dryvit Demandit® Smooth shall be applied over the base coat that will be in contact with the

## Available on request.

#### **Hardie**Plank 6.25 in 7.25 in 5 in

Pcs/Sq 25.0

6.25 in 7.25 in 8.25 in 9.25 in 12 in **STATEMENT COLLECTION™** 

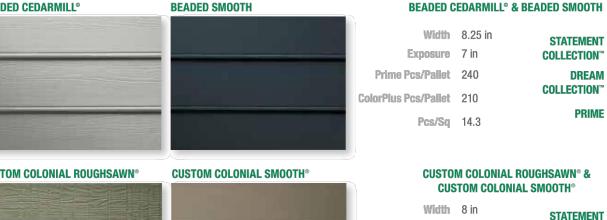
280

20.0

252

16.7

7.25 in 8.25 in 9.25 in 12 in **COLLECTION™** 



# **CUSTOM COLONIAL ROUGHSAWN®** DIISTIC CEDAR

#### Width 8.25 in STATEMENT Exposure 7 in **COLLECTION™** DREAM \_/ Prime Pcs/Pallet 240 **COLLECTION™** colorPlus Pcs/Pallet 210 PRIME ✓ Pcs/Sq 14.3 **CUSTOM COLONIAL ROUGHSAWN® &**

#### **CUSTOM COLONIAL SMOOTH®** Width 8 in STATEMENT Exposure 6.75 in **COLLECTION™** Prime Pcs/Pallet 240 DREAM \_/ COLLECTION™ olorPlus Pcs/Pallet 240 Pcs/Sq 14.9 PRIME 🗸

# **RUSTIC CEDAR\*** Width 6.25 in 8.25 in **COLLECTION**™

Pcs/Sq 20 14.3

## monterey

address: 89 monterey road south pasadena, ca 91030

doug whitney 89 monterey rd south pasadena, ca 91030

m. stephan grohne  $996\frac{1}{2}$  w kensington rd los angeles, ca 90026

agent: sc planners michael norberg 619 south fremont ave suite a alhambra, ca 91803 310. 591 8198

**CUT SHEETS** 

SCALE: AS NOTED

10/23/2019

26 Gauge

15 colors

& Galvalume®\*

& Galvalume®\*

\*Color availability may vary by region. \*\*Galvalume is unpainted and comes with a 25 year warranty.



\$\$

29 Gauge

60+ colors\* & Galvalume®\*\*

n/a

\$

\$\$



# **CAUTIONS & LIMITATIONS** • Avoid applying finish in direct sunlight. Always

work on the shady side of the wall or protect the area with appropriate shading material. Dryvit finishes must not be used on exposed exterior horizontal surfaces. Minimum slope is 6 in 12 which is 27°. Maximum length of slope is Dryvit finishes shall not be used below grade when

• Dryvit finishes are not intended for direct-applied. based sheathing board, foam plastic insulation or • Dryvit finishes shall not be returned into any sealant joint. Instead, a coat of Dryvit Color Prime

TECHNICAL AND FIELD SERVICES

# **BEADED CEDARMILL®** BEADED SMOOTH



Prime	
ColorPlus	
*Availa	

able exclusively in Northern California District

© Milgard Manufacturing, Inc.

Series Information — 5

Sliding Door Handle - exterior

## **ATTACHMENT 2**

**Updated Renderings** 

